



8 TULLAGH PARK, ANDERSONSTOWN, BELFAST, BT11 8NB

A comfortable well maintained and presented substantial mid town house that enjoys a private, south facing landscaped position within this established sought after popular location. Four good, bright, comfortable bedrooms. One generous reception room with feature flooring and a cast iron wood burner. Luxury Fitted kitchen open to a casual dining area with feature double patio doors. Luxury shower room. Upvc double glazed windows / double patio doors / eaves also in Upvc / feature composite front door. Oil fired central heating system. Feature flooring / internal doors. Private and secure mature landscaped rear gardens with neat lawns and planted areas. Good, fresh presentation throughout. A family home presented, finished and maintained to a very high standard, that can only be full appreciated upon viewing, well worth an inspection, this home will not disappoint.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		73	55
EU Directive 2002/91/EC			

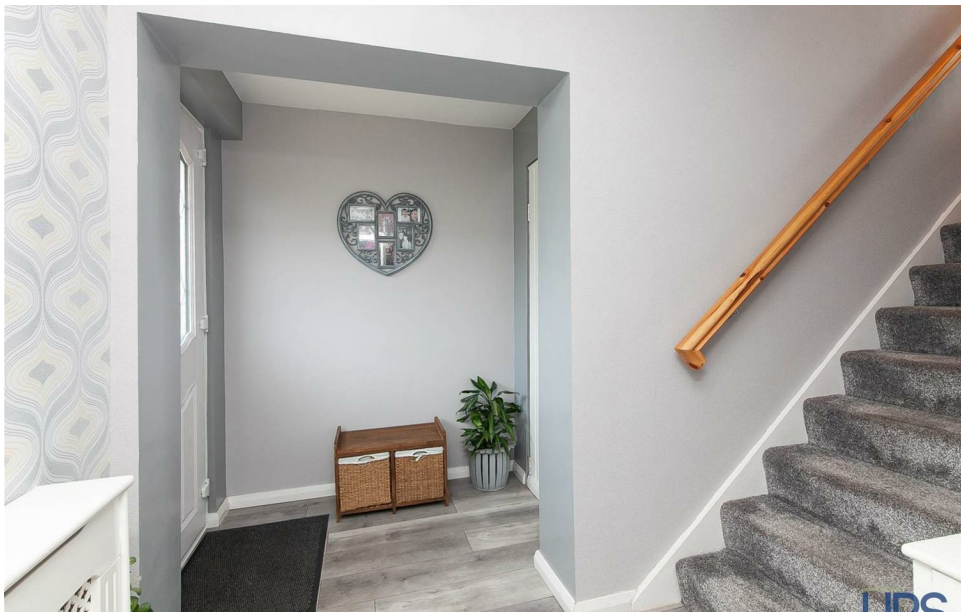
OFFERS AROUND £169,950

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Key Features

- A comfortable well maintained and presented mid town house that enjoys a landscaped south facing site.
- One generous reception room.
- Recently installed Luxury shower suite.
- Oil fired central heating system / Feature Cast Iron Wood Burner
- Good, fresh presentation throughout.
- Four good bright comfortable bedrooms.
- Large Fitted kitchen open to a casual dining area with feature double patio doors.
- Upvc double glazed windows / patio doors / eaves and fascia in Upvc / feature composite front door.
- Private and secure well laid landscaped south facing rear gardens / feature open aspect to front.
- Well worth a visit / Early viewing advised.





GROUND FLOOR

OPEN ENTRANCE PORCH

Composite entrance door to;

ENTRANCE HALL

Wooden effect strip floor / Access to storage under stairs.

LOUNGE

15'3 x 12'3

Feature fireplace with inset and hearth, beamed mantel, wood burning stove, feature flooring, double doors to:

LUXURY FITTED KITCHEN / DINING AREA

15'9 x 8'8

Range of high and low level units, formica work surfaces, single drainer stainless steel sink unit, 4 ring ceramic hob, underoven, overhead extractor hood, ceramic tiled floor, Upvc double glazed double patio doors, storage.

FIRST FLOOR

BEDROOM 1

12'12 x 11'5

Built-in robes.

BEDROOM 2

10'1 x 8'2

Built-in cupboards.

BEDROOM 3

10'9 x 8'2

Wooden effect strip floor.

BEDROOM 4

9'6 x 7'8

Built-in robes.

LUXURY SHOWER SUITE

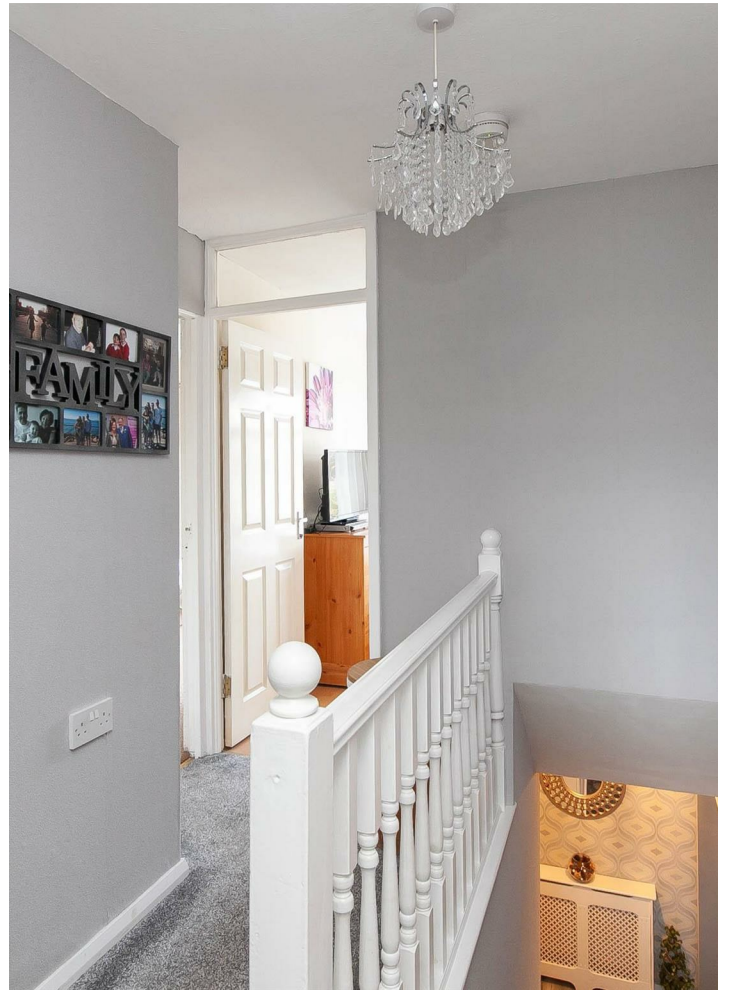
Feature Shower cubicle, electric shower unit, wash hand basin, vanity unit, pvc wall coverings, low flush w.c.

OUTSIDE

Extensive landscaped private and secure south facing rear gardens with neat lawns, planted areas, flagging and paving. Housed oil fired boiler and tank, feature black painted fencing

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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18216460

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

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